



Drovers Close, Balsall Common  
£569,950





## PROPERTY OVERVIEW

This impressive four bedroom detached house was built in 2017 and has had only one previous owner now presents a superb opportunity to acquire a well presented family home, previously an ex show home, with an upgraded interior and offered to the market with no onward chain. Thoughtfully designed and finished to a high standard throughout, the property welcomes you with a spacious entrance hall leading to a generous living room, ideal for both relaxation and entertaining. The heart of the home is the open plan kitchen/dining room, featuring contemporary units and integrated appliances, complemented by French doors that fill the space with natural light and offer seamless access to the rear garden (professionally landscaped for ease of maintenance and year-round enjoyment). The flexible layout provides ample space for dining and family gatherings. Upstairs, the principal bedroom benefits from its own stylish en-suite shower room, while three further well proportioned bedrooms share a modern family bathroom. Each bedroom is tastefully decorated, providing comfortable accommodation for family members or guests. The property also benefits from a downstairs cloakroom, useful storage solutions, and high quality finishes throughout, reflecting its show home heritage.



Additional features include a single garage, perfect for secure parking or additional storage, and a double length driveway that accommodates multiple vehicles with ease. This home is ideally suited to growing families or professionals seeking a move-in ready property within a popular residential location. With its upgraded interior, generous living spaces, and practical layout, this detached house combines comfort, style, and convenience. Early viewing is highly recommended to fully appreciate the quality and space on offer.

#### PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: F

Tenure: Freehold



- Four Bedroom Detached House
- Well Presented Throughout
- Ex Show Home with Upgraded Interior
- No Onward Chain
- Open Plan Kitchen/Dining Room with French Doors to Rear Garden
- Generous Living Room
- En-Suite Principal Bedroom
- Professionally Landscaped Rear Garden
- Single Garage & Double Length Driveway



## **ENTRANCE HALL**

### **WC**

7' 0" x 5' 3" (2.13m x 1.60m)

### **LIVING ROOM**

21' 8" x 14' 9" (6.60m x 4.50m)

### **KITCHEN/DINING ROOM**

21' 8" x 16' 1" (6.60m x 4.90m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

15' 1" x 13' 1" (4.60m x 4.00m)

### **ENSUITE**

7' 9" x 4' 11" (2.35m x 1.50m)

### **BEDROOM TWO**

12' 8" x 12' 0" (3.85m x 3.65m)

### **BEDROOM THREE**

12' 8" x 9' 6" (3.85m x 2.90m)

### **BEDROOM FOUR**

8' 10" x 8' 2" (2.70m x 2.50m)

### **BATHROOM**

7' 9" x 6' 5" (2.35m x 1.95m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 3" x 9' 5" (5.55m x 2.87m)

### **TOTAL SQUARE FOOTAGE**

155.2 sq.m (1671 sq.ft) approx.



## **DOUBLE LENGTH DRIVEWAY FOR MULTIPLE VEHICLES**

## **PROFESSIONALLY LANDSCAPED REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washer/dryer, all carpets, curtains, blinds and light fittings and everything currently inside the property is included in the sale.

### **ADDITIONAL INFORMATION**

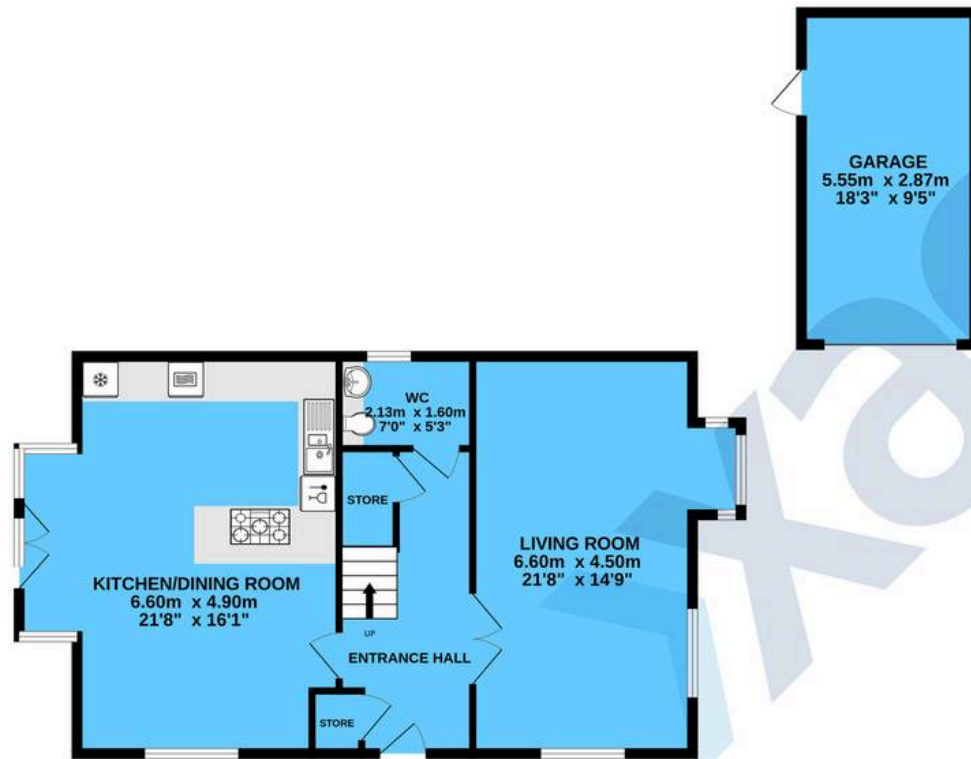
Services - mains gas, electricity and sewers.  
Broadband - BT.

### **INFORMATION FOR POTENTIAL BUYERS**

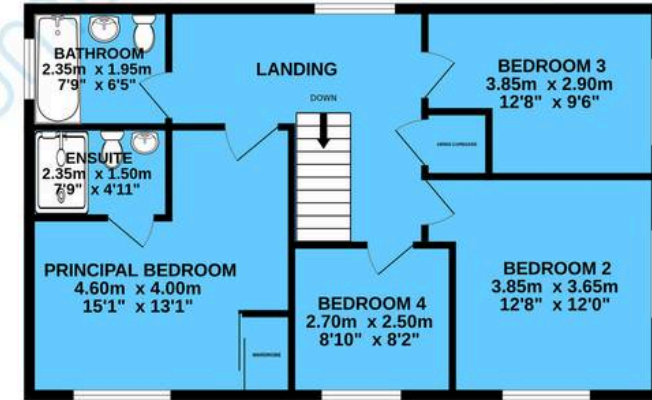
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 155.2 sq.m. (1671 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

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